


## COUNCIL COMMUNICATION

	Number:	<b>20-482</b>	Meeting:	<b>November 9, 2020</b>
	Agenda Item:	<b>30</b>	Roll Call:	<b>20-1773</b>
	Submitted by:	<b>Erin Olson-Douglas, Development Services Department Director</b>		

### AGENDA HEADING:

Set date of public hearing on the proposed 27th Amendment to the Urban Renewal Plan for the Metro Center Urban Renewal Area.

### SYNOPSIS:

This roll call sets the date of public hearing on the proposed 27th Amendment to the Urban Renewal Plan for the Metro Center Urban Renewal Area for the December 21, 2020 City Council meeting and authorizes the required consultation meeting with representatives from Polk County, Des Moines Public Schools, Des Moines Area Community College, and Des Moines Area Regional Transit.

### FISCAL IMPACT:

Amount: There is no direct fiscal impact associated with the approval of the 27th Amendment. The activities and projects that may be assisted by this urban renewal plan and tax increment revenues are now listed in the plan text and are subject to separate City Council action.

Funding Source: N/A

### ADDITIONAL INFORMATION:

- The purpose of this 27th Amendment to the Urban Renewal Plan for the Metro Center Urban Renewal Area is to:
  - Approve the provision of financial assistance from tax increment revenues in the Metro Center Urban Renewal Area for the employment, redevelopment, renovation and/or improvement of:
    - 13th & Mulberry, LLC, renovation of the existing one-story, approximately 15,000-square-foot building located at 213 13th Street for commercial office uses in the project's first phase, and construction of a new mixed-use building located on the adjacent lot to the west of 13th Street with a minimum of five (5) stories, 80 apartment units, and 3,000-square-feet of commercial retail space in the project's second phase.
    - 217 E Second LC, 217 East 2nd Street – renovation of the existing 20,500-square-foot commercial building for commercial and office uses.
    - Des Moines Area Regional Transit, economic development grant for continuous downtown D-Line operations.

- The District Developer, LLC, Master Planned Redevelopment of 11 blocks of property in the Market District generally located in the vicinity of East 4th and Market Streets for a mixed-use dense urban neighborhood for housing, office, commercial, hotel and entertainment.
- Lawmark, LP, 207 7th Street renovation of floors one (1) through 13 of the Financial Center building to provide a full-service hotel with approximately 190-rooms.
- Update the Financial Condition Report to reflect the new projects added to Exhibit C and the projects scheduled for funding in Fiscal Years (FY) 2019/2020 and 2020/2021 set forth in Appendix D.
- Amend and update Appendix D – Approved Public Improvement, Street and Parking projects to provide a listing of projects scheduled for funding from tax increment revenues in the Metro Center Urban Renewal Area during the FY that are set out in the City Capital Improvement Program (FY2020/2021 – FY2025/2026) and including the urban renewal demolition of buildings on and the operation, maintenance and securing of former Dico property located in the vicinity of Fleur Drive and Martin Luther King Jr. Parkway, the potential purchase of approximately two acres of abandoned railroad property from E. 6th Street to E. 1st Street in the Market District for greenspace and recreational purposes and the potential urban renewal demolition of the inactive skywalk bridge over Walnut Street west of 7th Street, and the potential purchase of the privately constructed parking structure located in the vicinity of 5th Avenue and Walnut and to update and revise funding schedules for previously approved public improvement projects.
- Update to Appendix E – Analysis of Alternate Development Options and Funding to Use of Tax Increment Revenues for Public Buildings including the potential purchase of the privately constructed parking structure in the vicinity of 5th Avenue and Walnut Street.
- Updated Maps 4.1 and 5.1 to designate the Norfolk Railroad property located in the Market District for acquisition and disposition for redevelopment. Removal of 306 SE 5th Street and 101 Locust Street for acquisition and disposition as they were acquired by other entities.

**PREVIOUS COUNCIL ACTION(S):**

Date: April 20, 2020

Roll Call Number: [20-0655](#)

Action: [On](#) the proposed Twenty-Sixth Amendment to the Metro Center Urban Renewal Plan. ([Council Communication No. 20-162](#)) Moved by Mandelbaum to adopt. Motion Carried 7-0.

**BOARD/COMMISSION ACTION(S):**

Board: Urban Design Review Board

Date: March 31, 2020

Resolution Number: N/A

Action: Motion to recommend approval of the amendment as presented by Clark. Seconded by Nagle. Motion carried. Yes = 8, No = 0, Abstain = 0, Absent = 1. Wilke-Shapiro abstained from the Bridge District Level, LLC project and Hanley abstained from the Aust Real Estate, LLC project.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

- Taxing entities consultation meeting
- Urban Design Review Board review and recommendations
- City Council public hearing

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